

EXHIBIT F-2

ADDITIONAL RESTRICTIONS ON USES

(Supplementing restrictions included in other parts of the Conservation Easement, including Exhibits)

Definitions of uses in this Exhibit F-2 are those contained in San Luis Obispo County Local Coastal Plan Framework for Planning Land Use Definitions and Table "O" under the Applicable Rules (as that term is defined in Section 31).

CATEGORICALLY PROHIBITED USES

The land uses listed below, which are neither allowable nor conditionally allowable in the Coastal Zone Agriculture – Prime Soils or the Coastal Zone Agriculture – Non-Prime Soils Land Use Categories under the Applicable Rules (i.e., uses which are *not* categorized as A, S or P uses under Table "O"), are categorically prohibited everywhere in the Easement Area *unless* specifically permitted or conditionally permitted elsewhere in this **Exhibit F-2**. A plus ("+") appearing next to a land use in the list below signifies that related provisions are contained elsewhere in this **Exhibit F-2**.

- Apparel Products
- Auto & Vehicle Repair & Service
- Auto, Mobile Home & Vehicle Dealers & Suppliers
- Broadcasting Studios
- Building Materials & Hardware
- Business Support Services
- Cemeteries & Columbarium
- Chemical Products
- Churches
- Concrete, Gypsum & Plaster Products
- Construction Contractors
- Consumer Repair Services
- Correctional Institutions
- Drive-In Theatres
- Electrical Equipment, Electronic & Scientific Instruments
- Financial Services
- Food & Beverage Retail Sales
- Fuel & Ice Dealers
- Furniture & Fixture Products
- Furniture, Home Furnishings & Equipment
- General Merchandise
- Glass Products
- Harbors
- Health Care Services
- Homestays
- Hotels, Motels
- Indoor Amusements & Recreation
- Laundries & Dry Cleaning Plants

- Libraries & Museums
- Lumber & Wood Products
- Machinery Manufacturing
- +Mail Order & Vending
- Marinas
- Marine Terminals & Piers
- +Membership Organization Facilities
- Metal Industries, Fabricated
- Metal Industries, Primary
- Mobile Home Parks
- Motor Vehicles & Transportation Equipment
- Multi-Family Dwellings
- Nursing & Personal Care
- +Offices
- +Offices, Temporary
- Off-Road Vehicle Courses
- Organizational Houses
- Outdoor Sports & Recreation
- Paper Products
- Personal Services
- Petroleum Refining & Related Industries
- Plastics & Rubber Products
- Printing & Publishing
- Public Assembly & Entertainment
- Recreational Vehicle Parks
- +Recycling & Scrap
- Residential Care
- Schools – Pre to Secondary
- Schools – Specialized Education & Training
- Schools – College & University
- Secondary Dwelling Units
- Service Stations
- +Small Scale Manufacturing
- Social Service Organizations
- Sports Assembly
- Storage Yards & Sales Lots
- Structural Clay & Pottery – Related Production
- Textile Products
- Transit Stations & Terminals
- Truck Stops
- Vehicle & Freight Terminals
- Vehicle Storage

Additional Categorically Prohibited Uses

In addition to the uses listed above, the following uses otherwise allowable or conditionally allowable in the Coastal Zone Agriculture – Prime Soils or Coastal Agriculture – Non-Prime Soils Land Use categories are categorically prohibited everywhere in the Easement Area:

- Aquaculture
- Stone and Cut Stone Products
- Public Safety Facilities
- Bed and Breakfast Facilities

Restrictions on Allowable or Conditionally Allowable Uses

All uses allowable or conditionally allowable under this **Exhibit F-2** or in the Coastal Zone Agriculture Land Use categories are subject to all applicable prohibitions and restrictions in the Conservation Easement. Grantor shall have an affirmative obligation to notify any involved regulatory agency of this Conservation Easement when seeking regulatory authorization for any such use. In addition, the following uses are subject to the additional restrictions specified below.

- Temporary Construction Yards: For authorized development on the Easement Area only.
- OSSV Support Utility Facilities: Support utility facilities to serve allowable uses at Old San Simeon Village, including, but not limited to, water treatment, storage and distribution, sewage treatment and disposal shall require Grantee's Permission.
- Airfields and Landing Strips: Uses of appurtenant areas shall be limited to airport buildings, aircraft operations and related facilities, but shall not include aircraft sales, car rental establishments, eating and drinking places, hotels and motels, restaurants, cocktail lounges, gift shops, news stands, beauty and barber shops or any other such commercial uses.
- Ag Processing: Winery allowable only for production of wine from grapes grown predominately on the Easement Area.
- Communications Facilities: If proposed for purposes other than to support authorized uses on the Ranch, Grantee's Permission shall be required.
- Eating and Drinking Places: Fast food, drive-in restaurants, lunch counters and refreshment stands are categorically prohibited.
- Pipelines and Transmission Lines: If proposed for purposes other than to support authorized uses on the Ranch, Grantee's Permission shall be required.
- Electric Generating Plants: Any Electric Generating Plant shall be limited primarily to supporting authorized uses on the Ranch.

The following uses are allowable only in the Headquarters and Pico Areas (as defined in Subsection B(a)(2) of **Exhibit H** and shown in **Exhibit D-2** and **Exhibit D-3**, respectively), and are subject to the following restrictions:

- Warehousing; Wholesaling & Distribution: Allowable only within structures existing on the Effective Date ("Existing Structures"). Must be related to livestock and crop production and other allowable uses on the Easement Area and subject to Subsection 3(b) for any new structure.
- Paving Materials: Limited to temporary production facilities to support authorized uses on the Ranch and the realignment and maintenance of Highway 1 in the vicinity of the Ranch.
- Nursery Specialties: Subject to cumulative site coverage limit of not more than two (2) acres on the Headquarters and Pico Areas combined.
- Recycling Collection Stations: Allowable only for the collection of recyclable materials generated on the Easement Area or in the OSSV, subject to Subsections 3 (a) and (b) of the Conservation Easement.
- Waste Disposal Sites: Allowable only for the disposal of waste generated on the Easement Area or in the OSSV, subject to Subsections 3(a) and (b) of the Conservation Easement.
- Farm Equipment and Supplies: Allowable only within Existing Structures. Must be related to livestock and crop production undertaken predominantly on the Ranch.

The following private and commercial recreational uses and facilities are allowed within the Easement Area subject to the following restrictions.

A. Recreational Uses. Hunting, shooting, fishing, nature tours, bike riding, horseback trail rides, equestrian, camping and related activities; *provided*, that no new permanent structures shall be developed for any such activities that are conducted on a commercial basis *except* for those that both satisfy the requirements of Subsections 3(a) or (b) of the Conservation Easement and which are managed by a Common Management Entity and owned by the owner of an Owner Homesite Large Parcel. The use of any motorized vehicles off roadways for recreational purposes is prohibited *except* in connection with, and only to the extent reasonably appropriate for, authorized equestrian, hunting and fishing activities; *provided*, that no such use shall impair Conservation Values.

B. Recreational Facilities. Swimming pools, tennis courts, play lots, play grounds and athletic fields for private and residential uses are allowed in the Owner Homesite Improvement Areas, Headquarters or Pico Areas. Such facilities in the Headquarters or Pico Areas may be allowed only subject to Grantee's Permission, which shall be granted upon a showing that the facilities will not impair Conservation Values and will be owned by the owner of the Headquarters Area or Pico Area, respectively, and managed by a Common Management Entity; *provided*, that any commercial use of such

facilities will be incidental to primary recreational uses provided for in Subsection A.

Limited Uses Other Than Commercial Agriculture

The following uses are categorically prohibited everywhere in the Easement Area outside of the Headquarters and Pico Areas (as defined in Subsection B(a)(2) of **Exhibit H** and shown in **Exhibit D-2** and **Exhibit D-3**, respectively), but are allowable within the Headquarters and Pico Areas subject to the following specified conditions:

- **Mail Order & Vending:** Retail sale of products by catalog and mail order only. No vending machine distribution or supply is permitted. Allowable uses only within Existing Structures, *except* a maximum of one (1) new structure may be built on either the Headquarters Area or the Pico Area for the primary purpose of mail order operations only with Grantee's Permission, which shall be granted upon a showing that the use is for the sale of products produced on the Easement Area, or incidental to such products, and will not impair Conservation Values.
- **Membership Organization Facilities:** Allowable only within Existing Structures.
- **Offices and Temporary Offices:** Allowable only within Existing Structures. Limited to offices that are incidental and accessory to allowed principal business on the Easement Area.
- **Small Scale Manufacturing:** Allowable only within Existing Structures, only for the production of products predominantly produced on the Easement Area (e.g., furniture from downed wood).